

## NEWPORT YACHT BASIN ASSOCIATION BOARD MEETING

January 6, 2011 10AM

Present at meeting were Jeff Hoyt, Paul Shook , Karl Lang, Sid Rubin, Tom Lisk, Tracey Craig,

Jeannette Schulz

The NYBA annual meeting will be held on February 9, 2011 at Newport Yacht Club. There will be a social reception 5:30-6:30PM with appetizers and beverages. The business meeting will follow starting at 6:30PM. Jeannette will take care of the banquet permit and the food, beverages and supplies. The board will meet at the Newport Yacht Club at 4:30pm to set up for the evening. Tracey presented a flyer that would go out to the membership about the meeting. Also being sent to the membership is the ballot for election of three positions on the board. The agenda for the meeting will be similar to the 2010 meeting.

We discussed whether we should contact Al Boling stating that we would like him to leave the annual meeting before we started to discuss the lawsuit. No decision was made on this matter. He did attend the meeting last year as did Nick Radovich and his sister who are both slip owners. John Radovich did not attend the meeting, however his assistant Beverly did attend in his place.

The proposed budget was reviewed as presented by Tracey and Jeff. Some changes were made on the proposed budget for the coming year. We do have a bad debt of \$5687.00 for unpaid dues for slips D1, D2, and the fuel dock which is known as a provision for doubtful accounts.

We are currently being billed by Chris Brain approximately \$2500.00 per month for legal work. The anticipated legal fees for the year are \$50,00.00

We have not received an invoice from Chris McKay as of this date. Sid will contact her. Her hourly rate is \$195.00 per hour. Meeting at her office was on November 16, 2010 to go over her findings and recommendations.

Permit fees should be minimal for this year.

### INSURANCE

Under our current policy, is the association covered for liability in the gravel lot? If not , we should extend the coverage to include this area. Tom and Tracey will check with insurance carrier. Yes we are covered on back lot, 1 million dollars liability coverage on gravel lot as noted in lease agreement.

Tracey and Tom have breakdown on the MAINTENANCE-Other line item on the budget. Tom will present this at the annual meeting.

The CPA fee on the budget will be increased to \$15,000.00 for the annual audit and preparation of the tax return.

Jeff has been in contact with Charter Bank to determine who really is the legal owner of the leased area. A motion was made and seconded to issue a check for \$100.00 to Charter Bank or it's subsidiary for the lease payment. Just to keep ourselves up to date on paying for the lease until we find out who is the owner. The taxes for this area are about \$3500.00.

At the meeting on December 7, 2010, it was decided to send a letter to SBC about NYBA's plans to close the most easterly entrance to the parking lot. Scott Collins did respond to our letter. Tom is going to block off the driveway with a rope and orange cones today.

Al Boling did contact Karl regarding SBC's current proposal and would like to sit down with Karl.

Status of appeal, phase II of the lawsuit is not complete.

Andy Leonard is still delinquent in payment of dues for slips E7 and E12. A demand letter was sent to Leonard by David Tracey. Records show that Stephen George Maybee is the legal owner of slip E7. Sid will check on King County tax records to see if taxes are current on both slips. A motion was made, seconded and passed to commence a lien against slip E7. Foreclosure procedures will be initiated on slips E7 and E12.

A lien has been filed on slips D1, D2 and the fuel dock for non payment of association dues. David Tracey will be contacted to initiate foreclosure on these parcels. Al Boling owns E3 and D3 and is current on dues.

#### WORK PROJECTS

Pilings as needed, increased budget by \$5000.00.

Purchase of new dock carts – 1-5	\$254.00 each
6-10	\$251.00 each
11-20	\$245.00 each

A motion was made a seconded to add \$2500.00 to the budget to purchase 10 new dock carts. Motion passed.

A motion was made, seconded to require all owners and tenants to provide NYBA with current proof of insurance for their vessel. This policy is effective immediately as of this date, 1/06/2011. Certificates of insurance need to be filed with NYBA in order to receive 2011 parking permits. The motion passed.

The meeting was adjourned at 12:30PM.

*J. Kenneth Schaefer*  
*Secretary*